

Joe Orr, Inc.
Surveyors & Engineers
2167 Post Oak Circle
College Station, TX 77845
(979) 690-3378

EXHIBIT A

Proposed Barron Road Right-of-Way
And Adjoining Remainder of Lot 1
Cooper's Subdivision
Robert Stevenson League
College Station, Texas
5 November 2002

All that certain tract or parcel of land lying and being situated in the Robert Stevenson League, Abstract No. 54, in College Station, Brazos County, Texas, being a part of Lot 1 Cooper's Subdivision according to plat of record in Volume 4708, Page 230 of the Official Public Records of Brazos County, Texas, and being more particularly described as follows:

Beginning at a ½" iron rod with a yellow plastic cap stamped "D.R. Mayo RPLS 1475" found (set in 1998) at the most westerly corner of that 46.60 acre tract conveyed to the City of College Station, Texas, by deed recorded in Volume 3310, Page 321 of the Official Public Records of Brazos County, Texas, which is also the most southerly corner of that 70.39 acre tract conveyed to M.D. Wheeler LTD by deed recorded in Volume 3007, Page 341 of the Official Public Records of Brazos County, Texas, in the northeast line of the said Cooper's Subdivision.

Thence S 40° 35' 00" W – 310.88 feet through the said Lot 1 to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set in the northeast right-of-way line of State Highway No. 6 from which a 3/8" iron rod was found S 49° 25' 00" E – 212.80 feet at the most southerly corner of the said Lot 1;

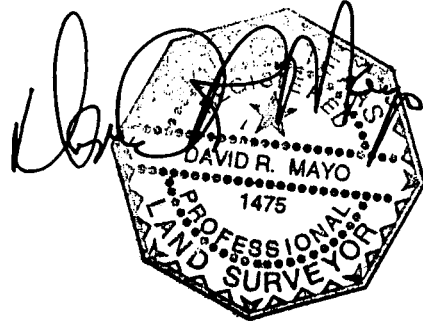
Thence N 49° 25' 00" W – 137.82 feet along the northeast right-of-way line of State Highway No. 6, at 90.00 feet pass a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" from which the City of College Station GPS monument no. 131 bears N 69° 30' 17" W – 919.74 feet, to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at the common corner of Lot 1 and Lot 2 of the said Cooper's Subdivision, from which a ½" iron rod was found N 49° 25' 00" W – 350.62 feet at the common corner of the said Cooper's Subdivision and the Harley Subdivision according to plat of record in Volume 3961, Page 236 of the Official Public Records of Brazos County, Texas;

Thence N 40° 16' 11" E – 315.06 feet along the line between the said Lots 1 and 2 to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at the rear common corner of same in the line between the said Cooper's Subdivision and the said M.D. Wheeler LTD tract from which a 3/8" iron rod was found N 47° 42' 15" W –

328.99 feet at the common corner of the said Cooper's Subdivision and the said Harley Subdivision;

Thence S 47° 42' 15" E – 139.61 feet along the line between the said Cooper's Subdivision and the said M.D. Wheeler LTD tract, at 49.57 feet pass a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045", to the Point of Beginning and containing 1.00 acres of land more or less.

Bearings are Texas State Plane, NAD-83 datum, based on City of CS 1994 GPS control points and GPS observations.

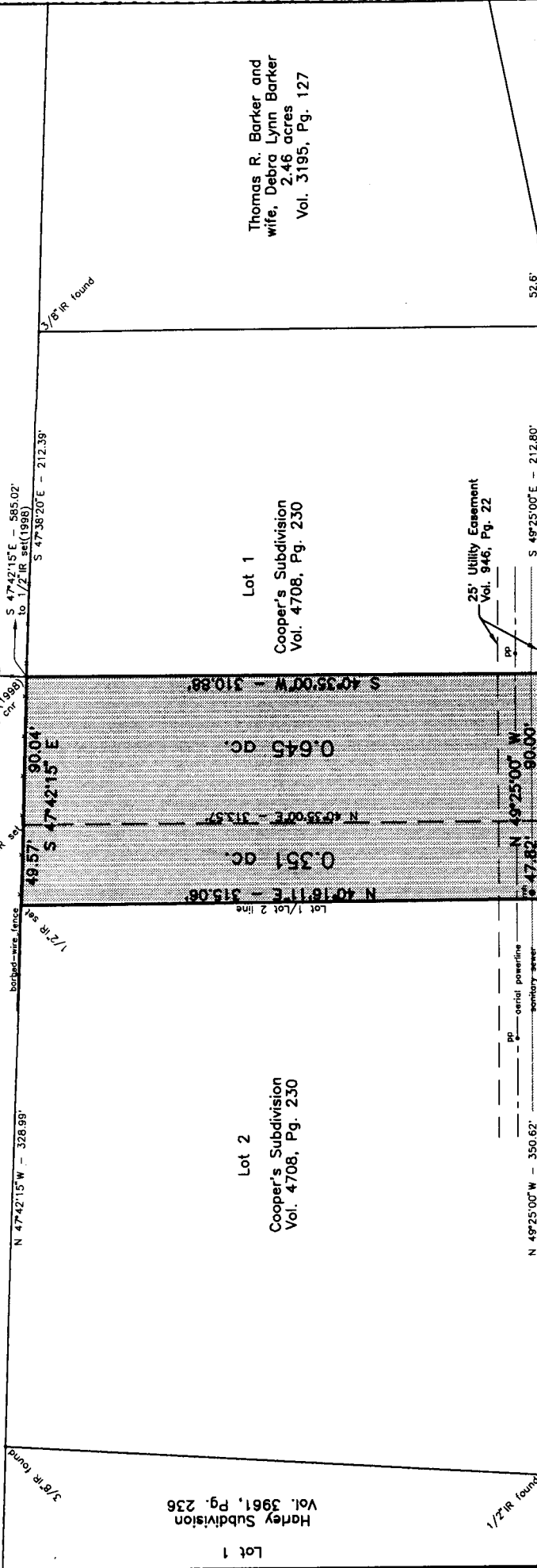
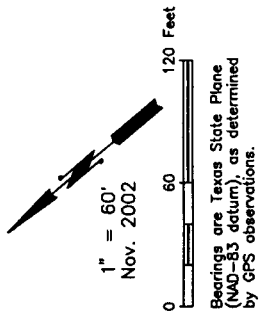


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M.D. Wheeler LTD
 70.39 acres
 Vol. 3007, Pg. 341

Proposed 1.00 Acre Tract out of
 Lot 1 - Cooper's Subdivision
 Robert Stevenson League A-54
 College Station, Texas

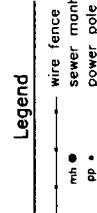
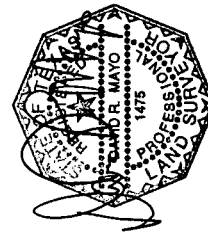
City of College Station
 46.60 acres
 Vol. 3310, Pg. 321
 (surveyed by Joe Orr, Inc. - 1998)



Notes:

Iron rods set are 1/2" rebar with orange caps, marked "H.P. MAYO RPLS 5045".
 All existing easements and buried utilities may not be shown on this plot.
 No part of this tract lies within the 100 year floodplain, as graphically depicted on Flood Insurance Rate Map panel no. 48041C0205 C, dated July 2, 1992.

The following blanket powerline easements affected the parent tract to this subdivision:
 vol. 98, pg. 73 (City of Bryan)
 vol. 430, pg. 51 (City of Bryan)



State Highway No. 6 - Texas Avenue

Note: Not To Scale

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